

## FINAL PLAT

## WEST BROAD COTTAGES

PRESENTED TO  
COOKEVILLE MUNICIPAL PLANNING COMMISSION

DEVELOPER: JERRY GAW  
ADDRESS: P.O. BOX 1189  
COOKEVILLE TN 38503  
TELEPHONE: 931 526-3700

SURVEYOR: CHRISTOPHER M. VICK  
ADDRESS: 2772 Hidden Cove Road  
COOKEVILLE, TN. 38506  
TELEPHONE: 931-372-1286

OWNER: TIM STOVER PROPERTIES  
ADDRESS: 452 WEST BROAD ST  
COOKEVILLE TN 38501  
TELEPHONE: 931 526-3700

ENGINEER: CLINTON ENGINEERING  
ADDRESS: 380 S LOWE AVE  
COOKEVILLE TN 38501  
TELEPHONE: 931 372-0427

OWNER: AARON BERNHARDT  
ADDRESS: P.O. BOX 1189  
COOKEVILLE TN 38503  
TELEPHONE: 931 526-3700

OWNER: JERRY GAW  
ADDRESS: P.O. BOX 1189  
COOKEVILLE TN 38503  
TELEPHONE: 931 526-3700

ACREAGE SUBDIVIDED: 2.10 LOTS: 37  
DEED BOOK REFERENCE: 445/659 797/615

TAX MAP: 53-A "D" PARCEL NO: 2,00, 27,00 & 28,00  
SCALE: 1"=30'-0" DATE: 15 NOVEMBER 2013

DATE REVISED: 14 NOVEMBER 2014

90 Parking spaces  
are proposed  
(72-Owners, 18-Guest)

Lot 37 consists of the entire site  
excluding lots 1-36 and is a common  
area only and is not a buildable lot. Said  
lot being a total of 0.79 Acres.

## CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN  
HEREON HAS BEEN REVIEWED AND APPROVED BY THE  
SUBDIVISION REGULATIONS OF THE COOKEVILLE MUNICIPAL  
PLANNING COMMISSION WITH THE EXCEPTION OF SUCH  
VARIANCES, IF ANY, AS NOTED IN THE OFFICIAL  
MINUTES OF THE COOKEVILLE MUNICIPAL PLANNING COMMISSION  
AND THAT SAID PLAT HAS BEEN RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF PUTNAM  
COUNTY, TENNESSEE.

DATE: 11-24-14  
DATE: 11-24-14  
DATE: 11-24-14

LEGEND

MANHOLE  
POWER POLE  
STEEL FENCE POST  
DRAIN  
WATER METER  
1/2" PIPE (cast)  
FIRE HYDRANT  
ROAD  
VALVE  
CLEAN OUT  
ELECTRIC TRANSFORMER  
RAIN GARDEN BOUNDARY  
CURB  
PRIVACY FENCE  
MAPLE CANOPY TREE  
BRICK COLUMN

## LEGEND

BUILDING  
PRIVATE VEHICULAR DRIVEWAY  
SIDEWALK (existing)  
"GREEN" AREA

VEHICULAR ACCESS EASEMENT  
SIDEWALK (NEW)  
MAINTENANCE/UTILITY EASEMENT

Note: Every document of record reviewed and  
considered as a part of this survey is noted hereon.  
This survey is prepared from the current deed of  
record and does not represent a title search or a  
guarantee of title and is subject to any state of  
facts that a current accurate title search will reveal.

This is a boundary line survey. There is absolutely  
no certification made as to the existence or  
non-existence of the following: wetlands; easements  
or rights-of-way unless otherwise noted hereon;  
sub-surface utilities or streams; above ground  
utilities other than those which are clearly shown  
and labeled as such hereon; buildings, structures,  
ponds, lakes or streams other than those which are  
clearly shown and labeled as such hereon; flood  
zones or designated flood zones unless otherwise  
noted; or any and all other land features that could  
be deemed topographic.

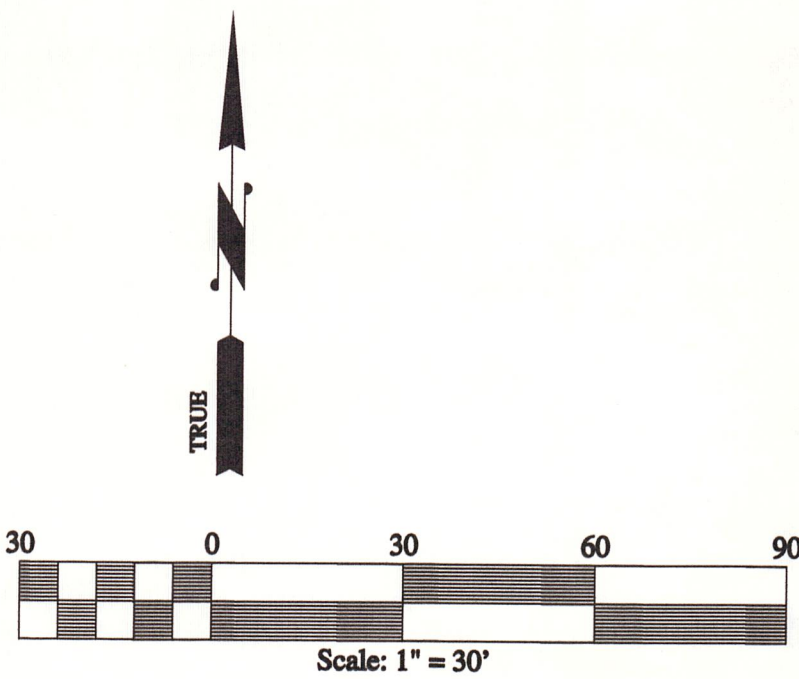
Note: The plat drawn hereon is subject to  
regulatory authority and is subject to change  
according to physical evidence. (i.e. bluffs, lines,  
painted lines, roads, lakes, ponds, indicia of  
ownership, etc.)

Note: This property may be subject to utility  
ingress/egress and/or right-of-ways.

I hereby certify that this is a category I survey and  
that the ratio of precision of the unadjusted survey  
is at minimum 1:10000 as shown hereon and has  
been performed in compliance with current  
Tennessee Minimum Standards of Practice.

Drawn by: CMV File No.: 13-1131 West Broad Cottages Final plat

Note A: The intention of the lots line between  
units is along the airspace between the units.  
Therefore the property lines which bisect the  
airspace between attached units will not encroach  
upon the walls of the respective units regardless of  
any conflict with the bearing and/or distance shown  
hereon. Each unit will own the concrete being the  
patio but not the brick on the adjacent unit. All lot  
corners are calculated and have not been set.



TONY GAMMON  
Map 53-A Grp D Per 23.00  
Book 111 Page 235

VESTEL BURGESS  
Map 53-A Grp D Per 24.00  
Book 95 Page 282

STANLEY KLEMENT  
Map 53-A Grp D Per 24.00  
Book 553 Page 537

JAMES STEVENS  
Map 53-A Grp D Per 25.00  
Book 12 Page 286

HOWARD MAYBERRY REVOCABLE TRUST  
Map 53-A Grp D Per 26.00

HILKER ENTERPRISES LIMITED PARTNERSHIP  
Map 53-A Grp D Per 3.01  
Book 366 Page 667

CERTIFICATE OF APPROVAL OF POWER EASEMENTS  
I HEREBY CERTIFY THAT ACCEPTABLE POWER UTILITY  
EASEMENTS HAVE BEEN PROVIDED ACCORDING TO THE  
REQUIREMENTS OF THE COOKEVILLE ELECTRIC  
DEPARTMENT.  
DATE: 11-20-14  
CHIEF: [Signature]

## CERTIFICATE OF EXISTING FIRE HYDRANTS

I HEREBY CERTIFY THAT THE FIRE HYDRANTS SHOWN ON  
THIS PLAT ARE IN PLACE AND CAN ADEQUATELY SERVE  
THE LOTS SHOWN HEREON.  
DATE: 11-20-14  
CHIEF: [Signature]

## CERTIFICATE OF APPROVAL OF SIDEWALKS

I HEREBY CERTIFY THAT (1) THE SIDEWALKS SHOWN ON  
THIS PLAT ARE INSTALLED IN AN ACCEPTABLE MANNER,  
IN CONFORMANCE WITH THE REGULATIONS AND  
SPECIFICATIONS OF THE CITY OF COOKEVILLE AND THE  
COOKEVILLE PLANNING COMMISSION OR (2) A  
SATISFACTORY SURETY IN THE AMOUNT OF \$  
HAS BEEN POSTED WITH THE COOKEVILLE PLANNING  
COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED  
IMPROVEMENTS IN CASE OF DEFAULT.  
DATE: 11-20-14  
DIRECTOR OF PUBLIC WORKS: [Signature]

## CERTIFICATION OF EXISTING WATER AND/OR SEWER LINES

I HEREBY CERTIFY THAT THE WATER LINES AND/OR  
SEWER LINES SHOWN ON THIS PLAT ARE IN PLACE AND  
CAN ADEQUATELY SERVE THE LOTS SHOWN HEREON.  
DATE: 11-20-14  
DIRECTOR OF DEPT OF WATER QUALITY CONTROL OR WATER UTILITY DISTRICT REP: [Signature]

## CERTIFICATION OF EXISTING STREET

I HEREBY CERTIFY THAT THE STREET SHOWN ON THIS  
PLAT HAS THE STATUS OF AN ACCEPTED PUBLIC STREET  
REGARDLESS OF CURRENT CONDITION.  
DATE: 11-20-14  
DIRECTOR OF PUBLIC WORKS: [Signature]

SITE MAP  
NTS

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
Lot #1	N 84°47'04" W	16.17' L13	N 84°29'48" W	78.54' L103	N 84°29'48" W	78.22'		
L1	N 05°30'12" E	72.99' L54	N 05°30'40" E	22.17' L104	N 04°30'18" E	22.17'		
L2	S 84°29'48" E	16.17' L55	S 84°29'48" E	78.24' L105	S 84°29'48" E	78.61'		
L3	S 05°30'12" W	72.91' L56	S 04°47'01" W	0.51' L106	S 05°30'12" W	22.17'		
Lot #2								
L5	N 84°47'04" W	16.17' Lot #14	L107	N 84°29'48" W	78.61'			
L6	N 05°30'12" E	73.07' L58	N 84°29'48" W	78.84' L108	N 04°30'18" E	22.17'		
L7	S 84°29'48" E	16.17' L59	N 05°30'40" E	22.17' L109	S 84°29'48" E	79.00'		
L8	S 05°30'12" W	72.99' L60	S 84°29'48" E	78.54' L110	S 05°30'12" W	22.17'		
Lot #3								
L9	N 84°47'04" W	16.17' Lot #15	L111	N 84°29'48" W	79.00'			
L10	N 05°30'12" E	73.16' L62	N 84°29'48" W	79.14' L112	N 04°30'18" E	22.17'		
L11	S 84°29'48" E	16.17' L63	N 05°30'40" E	22.16' L113	S 84°29'48" E	79.38'		
L12	S 05°30'12" W	73.07' L64	S 84°29'48" E	78.84' L114	S 05°30'12" W	22.17'		
Lot #4								
L13	N 84°47'04" W	16.17' Lot #16	L115	N 84°29'48" W	79.54'			
L14	N 05°30'12" E	73.24' L66	S 05°05'05" W	17.84' L116	N 04°30'18" E	7.50'		
L15	S 84°29'48" E	16.17' L67	N 84°29'48" W	79.44' L117	N 06°22'02" E	14.67'		
L16	S 05°30'12" W	73.16' L68	N 05°30'40" E	22.17' L118	S 84°29'48" E	79.45'		
Lot #5								
L17	N 84°47'04" W	16.17' L70	S 04°44'14" W	4.33' Lot #29				
L18	N 05°30'12" E	73.32' Lot #17	L120	N 84°29'48" W	79.45'			
L19	S 84°29'48" E	16.17' L71	N 84°29'48" W	79.60' L121	N 06°22'02" E	22.17'		
L20	S 05°30'12" W	73.24' L72	N 05°30'40" E	22.17' L122	S 84°29'48" E	79.12'		
Lot #6								
L21	N 84°47'04" W	17.08' L74	S 05°05'05" W	79.44' L123	S 05°30'12" W	22.17'		
L22	N 05°30'12" E	12.91' Lot #18	L124	N 84°29'48" W	79.12'			
L23	N 05°30'12" E	16.16' L75	N 84°29'48" W	79.77' L125	N 06°22'02" E	22.17'		
L24	N 05°30'12" E	16.16' L76	N 05°30'40" E	22.17' L126	S 84°29'48" E	78.78'		
L25	N 05°30'12" E	28.16' L77	S 84°29'48" E	79.60' L127	S 05°30'12" W	22.17'		
L26	S 84°29'48" E	17.08' L78	S 05°05'05" W	22.17' Lot #31				
L27	S 05°30'12" W	73.32' Lot #19	L128	N 84°29'48" W	78.78'			
L28	N 84°29'48" W	77.24' L80	N 05°30'40" E	79.93' L129	N 06°22'02" E	9.33'		
L29	N 05°30'40" E	16.16' L81	S 84°29'48" E	79.77' L130	N 06°08'16" E	12.84'		
L30	S 84°29'48" E	17.23' L82	S 05°05'05" W	79.77' L131	S 84°29'48" E	78.50'		
L31	S 05°30'12" W	16.16' Lot #20	L132	S 05°30'12" W	22.17'			
Lot #7								
L32	N 84°29'48" W	77.24' L84	N 05°30'40" E	80.10' L133	N 84°29'48" W	78.50'		
L33	N 05°30'40" E	16.16' L85	S 84°29'48" E	22.17' L134	N 06°08'16" E	22.17'		
L34	S 84°29'48" E	77.24' L86	S 05°05'05" W	79.93' L135	S 84°29'48" E	78.26'		
L35	S 05°30'12" W	16.16' Lot #21	L136	S 84°29'48" W	80.26' L137	N 84°29'48" W	78.26'	
Lot #8								
L36	S 04°47'01" W	3.25' L88	N 05°30'40" E	22.16' L138	N 06°08'16" E	22.17'		
L37	N 84°29'48" W	77.28' L89	S 84°29'48" E	80.10' L139	S 84°29'48" E	78.01'		
L38	N 05°30'40" E	16.16' L90	S 05°05'05" W	22.16' L140	S 05°30'12" W	22.17'		
L39	S 84°29'48" E	77.24' Lot #22	L141	N 84°29'48" W	77.91'			
L40	S 05°30'12" W	12.91' L91	L92	N 04°30'18" E	22.17' L142	N 06°08'16" E	16.16'	
Lot #9								
L41	N 84°29'48" W	77.68' L93	S 84°29'48" E	77.45' L143	S 84°29'48" E	77.73'		
L42	N 05°30'40" E	22.17' L94	S 05°30'12" W	22.16' L144	S 05°30'12" W	16.16'		
L43	S 84°29'48" E	77.40' Lot #23	L145	N 84°29'48" W	77.45' L146	N 84°29'48" W	77.73'	
L44	S 04°47'01" W	22.17' L95	L96	N 04°30'18" E	22.17' L147	S 84°29'48" E	77.55'	
L45	N 84°29'48" W	77.96' L97	S 84°29'48" E	77.84' L148	S 05°30'12" W	16.16'		
L46	N 05°30'40" E	22.17' L98	S 05°30'12" W	22.17' L149	N 84°29'48" W	77.55'		
L47	S 84°29'48" E	77.68' Lot #24	L150	N 84°29'48" W	77.84' L151	S 84°29'48" E	16.16'	
L48	S 04°47'01" W	22.17' L99	L100	N 04°30'18" E	22.17' L152	S 05°30'12" W	16.16'	
L49	N 84°29'48" W	78.24' L101	S 84°29'48" E	78.22' L153	S 05°30'12" W	22.17'		
L50	N 05°30'40" E	22.17' L102	S 05°30'12" W	22.17' L154	N 84°29'48" W	77.91'		
L51	S 84°29'48" E	77.96'	L52	S 04°47'01" W	22.17'			
Lot #10								
L53	N 79°41'41" W	108.00' L175	N 05°30'12" E	16.16' L197	S 84°29'48" E	77.28'		
L54	N 76°49'21" W	71.97' L176	N 05°30'12" E	16.16' L198	S 04°47'01" W	9.31'		
L55	N 04°30'18" E	49.32' L177	N 05°30'12" E	16.16' L199	N 84°29'48" W	77.40'		
L56	S 84°29'48" E	77.07' L178	N 84°29'48" W	77.37' L200	S 05°30'40" W	22.17'		
L57	N 05°30'12" E	22.16' L179	N 06°08'16" E	47.69' L201	S 05°30'40" W	79.14'		
L58	N 05°30'12" E	22.17' L180	S 86°07'42" E	56.57' L202	S 05°30'40" W	22.17'		
L59	N 05°30'12" E	22.17' L181	S 85°06'15" E	118.73' L203	S 05°30'40" W	22.17'		
L60	N 05°30'12" E	22.17' L182	S 84°57'48" E	126.59' L204	S 05°30'40" W	22.17'		
L61	N 05°30'12" E	22.17' L183	S 05°06'36" W	95.99' L205	S 05°30'40" W	22.16'		
L62	N 05°30'12" E	22.17' L184	N 84°47'04" W	28.50' L206	S 84°29'48" E	79.14'		
L63	N 84°29'48" W	79.38' L185	N 05°30'12" E	72.91' L207	S 04°44'14" W	9.25'		
L64	N 04°30'18" E	9.14' L186	N 84°29'48" W	16.17' L208	N 84°29'48" W	79.25'		
L65	S 84°29'48" E	79.54' L187	N 84°29'48" W	16.17' L209	S 05°30'40" W	22.17'		
L66	N 05°30'12" E	22.16' L188	N 84°29'48" W	16.17' L210	S 05°30'40" W	22.17'		
L67	N 05°30'12" E	22.17' L189	N 84°29'48" W	16.17' L211	S 05°30'40" W	22.17'		
L68	N 05°30'12" E	22.17' L190	N 84°29'48" W	16.17' L212	S 05°30'40" W	22.17'		
L69	N 05°30'12" E	22.17' L191	N 84°29'48" W	17.08' L213	S 05°30'40" W	22.17'		
L70	N 05°30'12" E	22.17' L192	S 05°30'12" W	28.16' L214	S 05°30'40" W	22.16'		
L71	N 05°30'12" E	22.17' L193	N 84°29'48" W	77.23' L215	S 84°29'48" E	80.26'		
L72	N 84°29'48" W	78.01' L194	S 05°30'12" W	16.16' L216	S 05°05'05" W	67.97'		
L73	N 06°08'16" E	9.22' L195	S 05°30'40" W	16.16'				
L74	S 84°29'48" E	77.91' L196	S 05°30'40" W	16.16'				

Note: City Council passed Ordinance #0131017  
establishing a Redevelopment Area Overlay District  
(RAO) for this property.

## General Notes:

- The location of the electric utilities are established by the City of Cookeville Electric Department and are subject to change until such time that the lines are installed.
- The phone, cable and electric lines will be in the same ditch.
- The interior streets, common areas, sidewalks, water lines and sewer lines will be maintained by the HOA.
- All privately owned sidewalks are easements for pedestrian walkways.
- A 4" sewer service line with clean out will tie each unit to the 6" trunk line.
- A 2" loop water line will be attached to each master meter with service to each unit from the 2" line.
- 90 proposed parking spaces.
- B. Myleigh Avenue is a PRIVATE roadway.

## SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION

ACCORDING TO THE FEMA FIRM # 47141C120D  
DATED: May 16 2007

## CHECK ONE:

X NO AREAS OF THE SUBJECT PROPERTY  
DEPCTED ON THIS PLAT ARE IN A SFHA  
ALL OF THE SUBJECT PROPERTY DEPCTED ON  
THIS PLAT IS IN A SFHA  
SHADED AREAS OF THE SUBJECT PROPERTY  
DEPCTED ON THIS PLAT ARE IN A SFHA

## EASEMENT AND RIGHT-OF-WAY RESTRICTIONS:

- NO PERMANENT STRUCTURE SUCH AS A DECK, PATIO, GARAGE, CARPORT, OR OTHER BUILDING SHALL BE ERECTED WITHIN THE LIMITS OF ANY EASEMENT SHOWN ON THIS PLAT.
- EXCAVATION, FILLING, LANDSCAPING OR OTHER CONSTRUCTION SHALL BE PERMITTED IN ANY DRAINAGE EASEMENT SHOWN ON THIS PLAT IF SUCH EXCAVATION, FILLING, LANDSCAPING OR OTHER CONSTRUCTION WILL ALTER OR DIMINISH THE FLOW OF WATER THROUGH SAID EASEMENT.
- ALL DRIVEWAYS, ENTRANCES, CURB CUTS OR